



RERA - PROJECT REGISTRATION NUMBER :
PR / GJ / AHMEDABAD / AHMEDABAD CITY / AUDA / MAA09196 / 181021
Website : www.gujrera.gujarat.gov.in



DEVELOPER
**SOHAM PROPERTIES
DEVELOPERS**

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SITE ADDRESS

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SCAN FOR WEBSITE

A MEMBER OF
**GIHED
CREDAI**

ARCHITECT

9TH STREET ARCHITECTS

STRUCTURAL ENGINEER

ACHAL PARIKH

PLUMBING CONSULTANT

MILIND MEHTA

ELECTRICAL CONSULTANT

APOORVA PARIKH

LANDSCAPE CONSULTANT

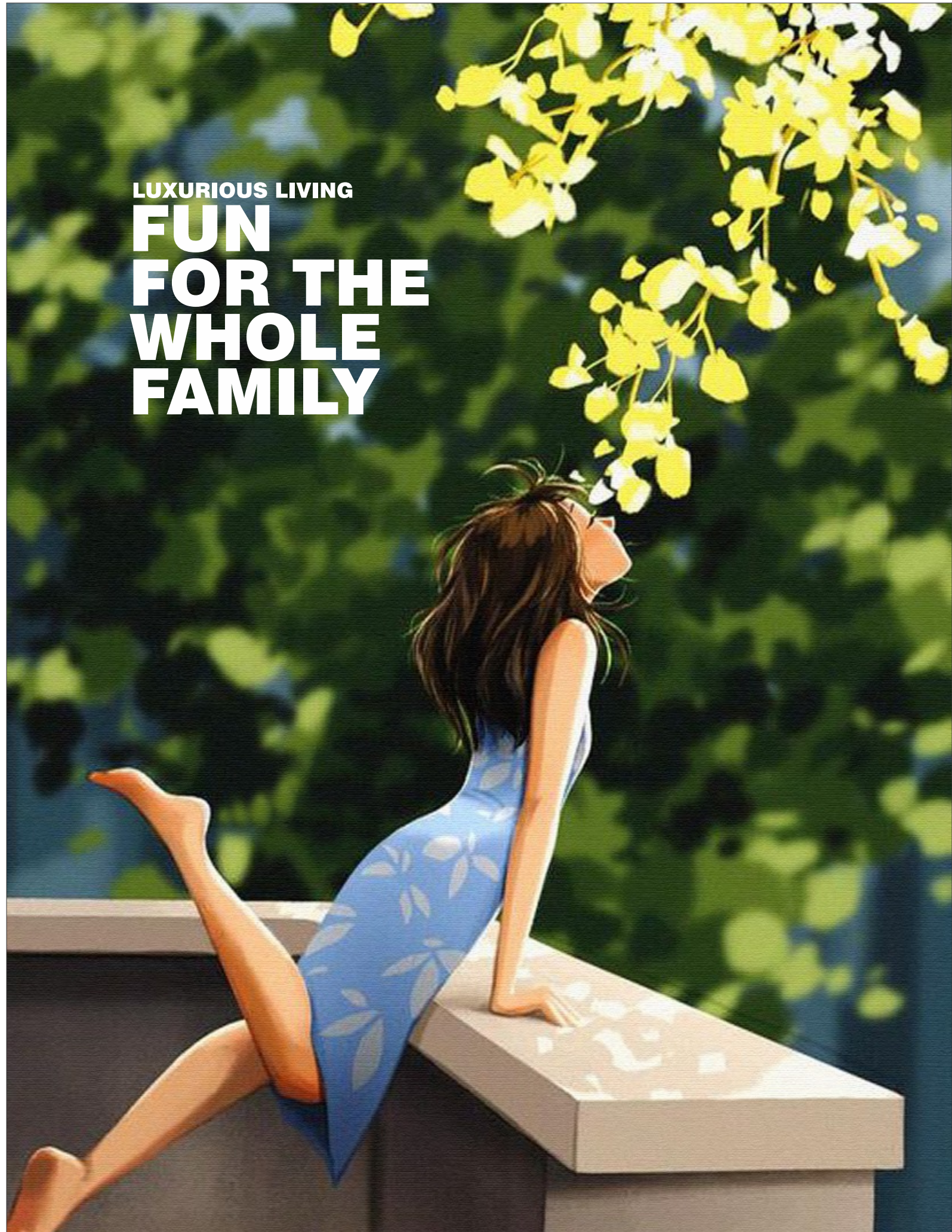
GREEN GOLD CONSULTANCY

THERE IS NO TIME LIKE THE PRESENT

2 & 3 BHK PREMIUM APARTMENTS & SHOPS



LUXURIOUS LIVING
**FUN
FOR THE
WHOLE
FAMILY**



SOHAM GROUP is a group companies, operating in Ahmedabad.

We are a pioneer in development of Motera, Chandkheda, Vaishnodevi, Koteswar (New Shahibaug) area. We are renowned for the quality of construction & transparent dealing with our customers. We have delivered more than 30 projects in the last decade. From our wide portfolio, we now offer our latest project.



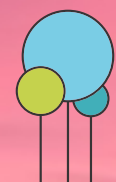
OUR SUCCESS

- | | |
|--|--|
| Dev Prime , New Chandkheda | Devam 1 & 2 , Motera |
| Dev Paradise , New Chandkheda | Dev Deep , Koteswar |
| Dev Priya - 1 & 2 , Motera | Dev Preet , Gandhinagar Highway |
| Dev Priya - 3 , Motera | Dev Tranquil , Koteswar |
| Dev Priya-4 , Motera | Dev Parivesh , Sabarmati |
| Dev Shruti - 1 & 2 , Motera | Dev Vihaan , Motera |
| Devaarya , Motera | |
| Dev Pride , Motera | |
| Dev Prayag , Motera | |
| Dev Mangalya , Motera | |
| Dev Pujan , Motera | |
| Dev Ratna 1&2 , Motera | |
| Devarsh , Motera | |
| Dev Sangam , Koteswar | |

RUNNING PROJECTS

- | |
|---|
| Dev Pristine , (3, 4 & 5 BHK Flats) Koteswar |
| Dev Parijat , (3 BHK Flats & Shop) Vaishnodevi Circle |
| Kaveri Soham Vivanta , (3 BHK Flats & Shop) Shilaj |
| Kaveri Soham Vistara , (3 BHK Flats & Shop) Shilaj |
| HTC , (Showrooms & Offices) Vaishnodevi Circle |
| Soham Pristine , (Showrooms & Offices) Sindhubhavan Road |

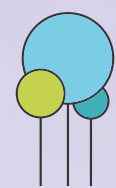




ELEVATION ONE NEW STATUS SYMBOL







**A THRIVING
ENVIRONMENT
MAKES
EVERYTHING BETTER**





GROUND FLOOR PLAN

SHOP AREA TABLE

SHOP NO	RERA CARPET AREA SQ.MTR.	BUILT-UP AREA SQ.MTR.
01 *	24.28	26.36
02	21.55	23.07
03 *	24.97	27.07
04 *	22.58	24.61
05	26.44	28.32
06	26.94	28.72
07	29.22	30.97
08	26.85	28.48
09 *	31.40	33.98



TYPICAL FLOOR PLAN

UNIT AREA TABLE

FLAT NO	RERA CARPET AREA SQ.MTR.	BUILT-UP AREA SQ.MTR.	ATT. TERRACE AREA SQ.FT.
A - BLOCK			
101 *	81.01	84.51	1018.00
102 *	84.12	88.86	64.00
103	84.12	88.28	64.00
104 *	81.01	84.51	80.00
201 TO 901 *	81.01	84.51	
202 TO 902 *	84.12	88.86	
203 TO 903	84.12	88.28	
204 TO 904 *	81.01	84.51	
B - BLOCK			
101	81.01	84.51	80.00
102	68.53	71.90	64.00
103 *	68.53	72.00	64.00
104 *	81.01	84.51	80.00
201 TO 901	81.01	84.51	
202 TO 902	68.53	71.90	
203 TO 903 *	68.53	72.00	
204 TO 904 *	81.01	84.51	



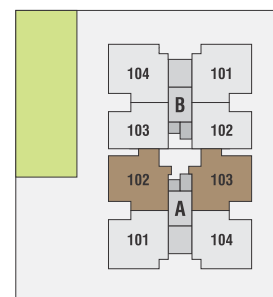
3

BHK

* A - 102 TO 902
A - 103 TO 903

UNIT	SQ.MT.
RERA AREA	81.66 SQ.MT.
+ WASH & BALCONY	2.46 SQ.MT.
TOTAL RERA AREA	84.12 SQ. MT.

UNIT - 102 TO 902 : BUILT-UP AREA (CARPET+WALL) - 88.86 SQ. MT.
UNIT - 103 TO 903 : BUILT-UP AREA (CARPET+WALL) - 88.28 SQ. MT.



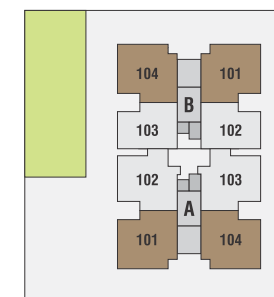
3

BHK

* A - 101 TO 901
* A - 104 TO 904
B - 101 TO 901
* B - 104 TO 904

UNIT	SQ.MT.
RERA AREA	78.08 SQ.MT.
+ WASH & BALCONY	2.93 SQ.MT.
TOTAL RERA AREA	81.01 SQ. MT.

UNIT BUILT-UP AREA
(CARPET+WALL) - 84.51 SQ. MT.



PROJECT FEATURES

- 72 Residential Unit and 9 Commercial Unit Project
 - Two 9 Storey Towers - Block A and B
 - Block A : 36 Units of 3 BHK & 9 Shops on Ground Floor
 - Block B : 18 Units of 2 BHK & 18 units of 3 BHK
 - Four Apartments on each floor
 - Attached Open Terraces for Units on First Floor
- GSPC Gas Pipeline
 - 24x7 CCTV Surveillance
 - Sufficient Parking in Basement and Ground Floor
 - Solar Panel on Common Terrace
 - Two Automatic Elevators in each Block (One Stretcher Lift)
 - Landscape Garden with Kids Play Area



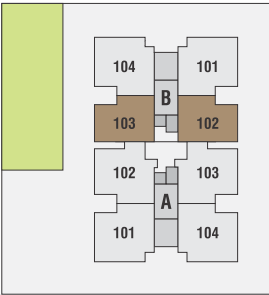
2
BHK

B - 102 TO 902

* B - 103 TO 903

UNIT	SQ.MT.
RERA AREA	65.48 SQ.MT.
+ WASH & BALCONY	3.05 SQ.MT.
TOTAL RERA AREA	68.53 SQ. MT.

UNIT - 102 TO 902 : BUILT-UP AREA (CARPET+WALL) - 71.90 SQ. MT.
UNIT - 103 TO 903 : BUILT-UP AREA (CARPET+WALL) - 72.00 SQ. MT.





PROJECT AMENITIES



TWO AUTOMATIC
ELEVATORS



CHILDREN PLAY
AREA



VIDEO DOOR PHONE
& INTERCOM



SOLAR POWER SYSTEM
FOR COMMON LIGHTS



24 X 7
SECURITY



SUFFICIENT
WATER SUPPLY



FIRE FIGHTING SYSTEM
AS PER NORMS



SUFFICIENT CAR PARKING ON
GROUND FLOOR & BASEMENT



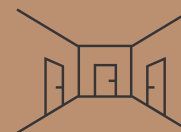
CCTV SURVEILLANCE
ON COMMON AREA



LANDSCAPE
GARDEN



ELEGANT PAVING
IN MARGIN AREA



ELEGANT
ENTRANCE FOYER

SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. frame structure.

FLOORING

- Good quality Vitrified tiles in entire Apartment.

WALL FINISH

- Internal single coat mala plaster with Putty finish.
- External double coat sand face plaster with good quality acrylic paint.

KITCHEN

- Granite top platform with S.S. Sink. Glazed tiles dado up to lintel level.

DOORS & WINDOWS

- Decorative main door.
- All other doors are flush door & good quality fittings.
- Anodized powder coated aluminum sliding window.

ELECTRIFICATION

- Concealed copper wiring with Modular Switches.
- Sufficient number of points with MCB distribution panel.

BATHROOM

- Designer glazed tiles up to lintel level.
- Premium quality bath fittings & sanitary wares.



NOTES ■ Our rates are based on as per RERA area. ■ All rights reserved to organizer for any changes in plan & specification. ■ Stamp duty, Registration fee, GST, miscellaneous etc. for conveyance / sale deed charges will be extra. ■ All fresh levies / taxes or increase in any of the existing levies / taxes, other charges and expenses levied by state, central government or local authorities charges, Narmada water & Gujarat Gas Connection Charges will be extra. ■ Any member who so ever is unable to pay the regular installment is liable to lose the membership and no explanations will be entertained thereafter. ■ At the time of cancellation of booking 10% service charge of the total amount paid shall be levied & balance payment made only after the next available booking. ■ Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission & shall be charged extra in advance & no deduction (credit) of specified materials in extra work. ■ Variation in shades & sizes likely in vitrified & glazed tiles due to constraints of availability & manufacturing. ■ Details & dimensions in model & brochure are indicative and for the tentative representation only which should not be treated as legal documents or consumer contract. ■ Possession of the flat shall be offered only after 15 days from the full payment. ■ All possible loan papers shall be made available for procuring loans. ■ Request for transfer shall be at the discretion of the **Soham Properties Developers**. ■ All payment (100%) to made in name of **Soham Properties Developers, Dev Param**. ■ We follow GIHED / CREDAI code of conduct. ■ All furniture & fixtures are indicative & for representation purpose only.